

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 46 Campaspe Drive, Croydon Hills 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$785,000

or Range
between

\$

&

\$

Median sale price

Median price \$935,000

*House

X

*Unit

Suburb Croydon Hills

Period - From January 2018 to March 2018

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
62 Croydon Hills Drive, Croydon Hills	\$829,600	13/04/2018
1 Tallarook Court, Croydon Hills	\$845,000	29/12/2017
17 Lakeside Crescent, Croydon Hills	\$810,000	27/04/2018

OR

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~